

MARTIN MASLIN

5 CLYFTON CRESCENT
IMMINGHAM
NORTH EAST LINCOLNSHIRE
DN40 2AZ



Best viewed from the rear, a much improved semi-detached bungalow dating back to the mid 1960's found in this sought after area of the town lying just off Winslow Drive. The bungalow stands on a good size plot featuring a large private rear garden overlooking trees enjoying a south facing rear aspect. Well presented and modernised by the present owners, the property benefits from a gas central heating system, some new uPVC replacement windows and a burglar alarm. Offered with immediate vacant possession and no chain, the accommodation includes: an Entrance Hall, a generous lounge with French doors onto a good sized Conservatory, a Breakfast Kitchen, a fully tiled Shower Room and two lovely well presented Bedrooms each with fitted wardrobes. There is plenty of parking on the front driveway with enough space for three vehicles, leading to a detached Garage at the rear. In the agents opinion, the landscaped rear garden with patios, water features and specimen shrubs offers a perfect opportunity for the keen gardener to re-design with extra space behind the garage. Viewing is highly recommended to appreciate all this property has to offer. EPC Rating – D.

£152,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

uPVC double glazed front door leads into an enclosed Entrance Porch.

ENTRANCE PORCH

With a double glazed side window and a further double glazed entrance door leading into the Hallway.

HALLWAY

Featuring coving to the ceiling, a radiator with fretted cover and a tiled wood effect floor.

LOUNGE

4.27m (14'0") x 3.35m (11'0")

A lovely room with a blank marble fireplace, coving to the ceiling and a designer radiator. The room is fashionably decorated with French double glazed doors giving access into the conservatory.

CONSERVATORY

2.84m (9'4") x 2.69m (8'10")

A lovely conservatory over looking the rear garden. Built on a brick base with a radiator, uPVC windows and a further double glazed side exterior door.

KITCHEN

3.84m (12'7") x 2.31m (7'7") widening to 3.35m (11'0")

Fitted with a range of base and wall mounted units in a light beech finish. Contrasting dark grey work surfaces incorporate a stainless steel sink with mixer taps and tile splashback. There is a freestanding cooker with an overhead stainless steel extractor fan and light. There is plenty of storage space and plumbing for an automatic washing machine. The kitchen has a tiled cushion floor, a radiator, uPVC double glazed rear window and a further double glazed door onto the driveway.

BEDROOM ONE

3.45m (11'4") x 3.07m (10'1") max to wall

A well fitted bedroom with a range of built in mirrored wardrobes forming a double bed recess with storage over, matching corner display niche and bedside tables. This bedroom has a radiator, coving to the ceiling and a newly installed uPVC double glazed window with vision fitted blinds.

BEDROOM TWO

2.74m (9'0") x 2.69m (8'10")

Bedroom two is well designed with a smart range of built in wardrobes forming a double bed recess with overhead display shelving. It has a radiator and a newly installed uPVC double glazed front window with fitted vision blinds.

SHOWER ROOM

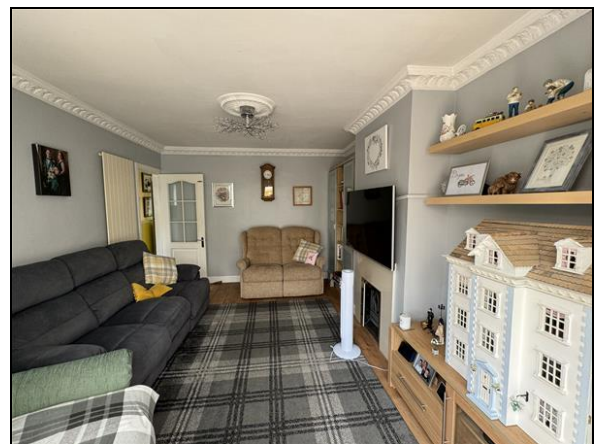
A fully tiled modern shower room with white suite comprising W.C, washbasin and large corner shower cubicle. There is an electric Triton shower unit and a chrome heated towel rail. It has a double glazed uPVC window and access to the part boarded loft space with pull down ladder, power and light.



HALLWAY



LOUNGE



LOUNGE



CONSERVATORY

GARAGE

5.51m (18'1") x 3.00m (9'10")

The detached garage features power and light and double doors accessed from a long driveway with restricted access.

OUTSIDE

The bungalow is best viewed from the rear which is clearly its best asset, enjoying a larger than average garden which has been landscaped over the years, featuring patios with a water feature, gravel borders and raised planter beds with flowering perennials. The garden extends beyond the garage where there is space for a large shed or greenhouse and is ideal for an avid gardener.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Baxi Duo Tech combi H E gas central heating boiler located in the loft (installed approximately 2014). The property has the benefit of uPVC framed double glazing and the two front windows have been recently replaced in May 2024. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold subject to solicitors verification.

VIEWINGS

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM ONE



SHOWER ROOM



OUTSIDE



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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